



## **Available** for lease

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- 18,985 SF freestanding industrial building
- Dock high and grade level loading





# Specifications



-  **Address:** 946 S. Andreasen Drive, Escondido, CA 92029
-  **Year built:** 2000
-  **Building size:** 18,985 SF
-  **Parking:** Approximately 2/1000, Plus ample street parking
-  **Construction type:** Concrete Tilt-Up
-  **Office percentage:** Approx. 15%
-  **Zoning I-P:** Industrial Park
-  **Loading:** 1 Dock; 3 Grade Level Loading Doors (12x14)
-  **Ceiling height:** ±22-24'
-  **Other features:**
  - Clear-span warehouse (no interior columns)
  - Heavy Power
  - Ability to fully fence and secure property
  - Concrete Drives
-  **Lease rate:** Contact Broker for details
-  **Occupancy:** November 1, 2022 (potentially earlier)

**\*Showings by appointment only**

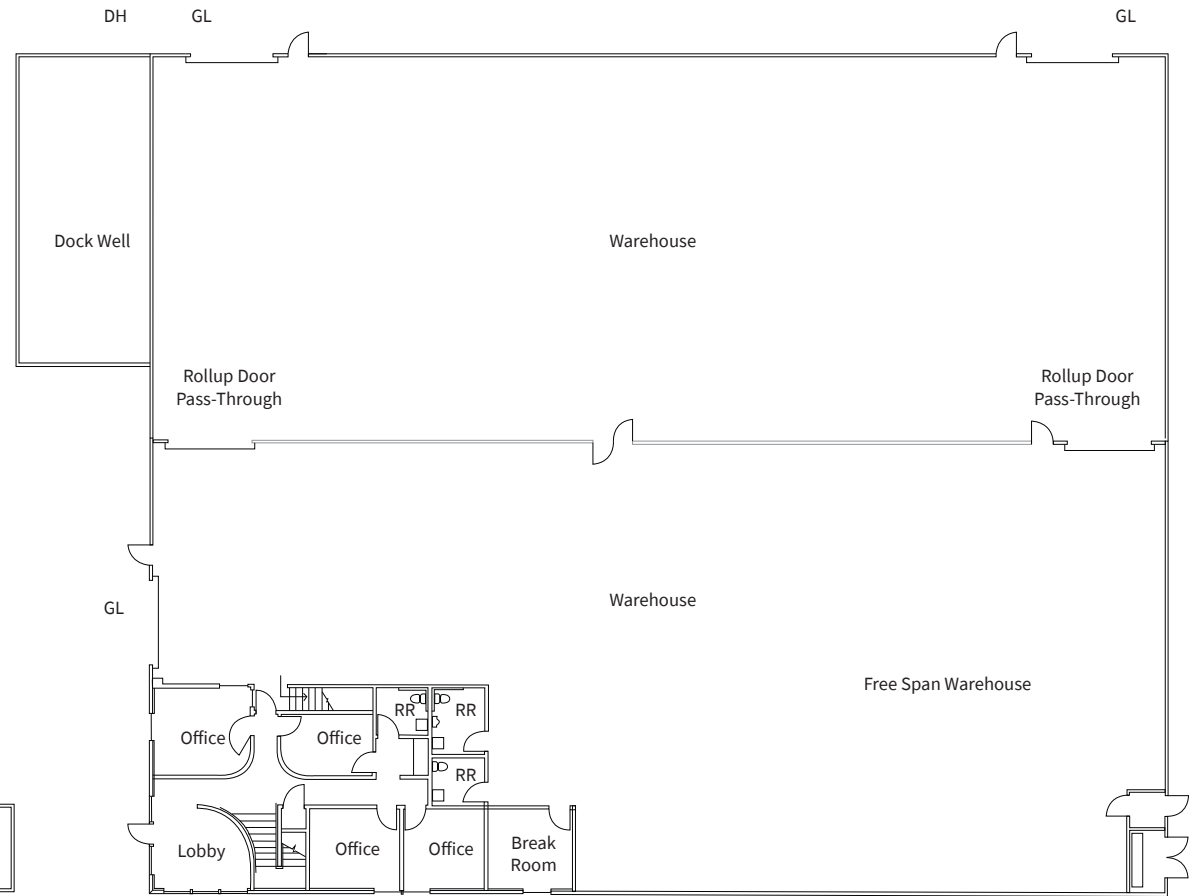




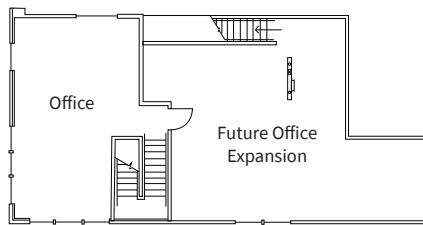
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# Floor plan

## Main Floor Plan



## 2nd Floor Mezzanine



GL = Grade Level Loading  
DH = Dock High Loading



# Photo gallery

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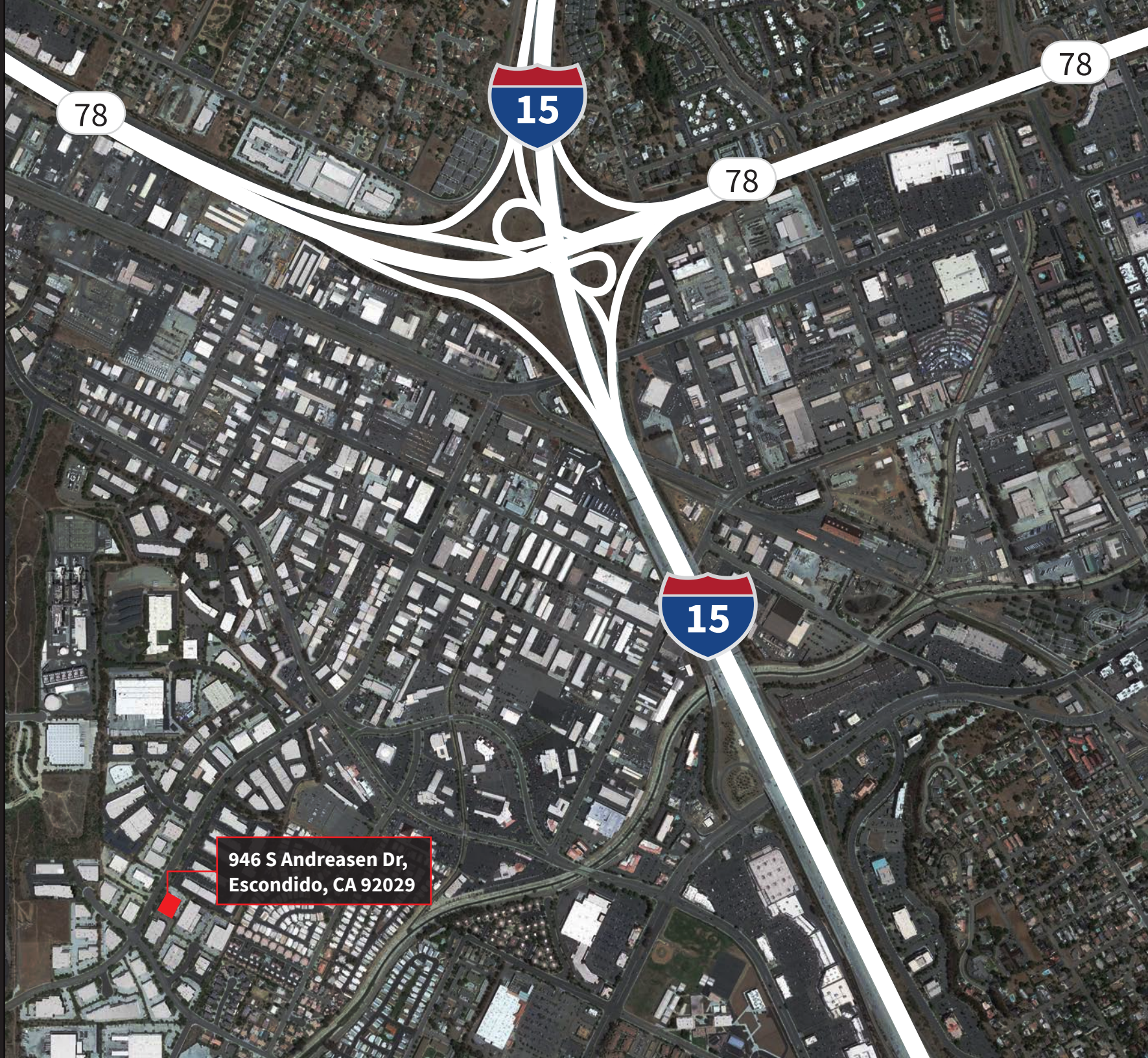








# Aerial map



946 S Andreasen Dr,  
Escondido, CA 92029





## Contact us!

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.